



**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

A NAME & PHONE OF CONTACT AT FILER (optional) Jane M Coderre (508) 984-1414
B E-MAIL CONTACT AT FILER (optional) janecoderre@coderrelaw.com
C SEND ACKNOWLEDGMENT TO (Name and Address)  Jane M Coderre Attorney at Law 446 County Street New Bedford, MA 02740

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1 DEBTOR'S NAME Provide only one Debtor name (1a or 1b); use exact full name, do not omit, modify, or abbreviate any part of the Debtor's name; if any part of the individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here  and provide the Individual Debtor information in item 1C of the Financing Statement Addendum (Form UCC1Ad)

1a ORGANIZATION'S NAME Stanco, LLC				
OR	1b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
21 Slater Road	Cranston	RI	02920	USA

2 DEBTOR'S NAME Provide only one Debtor name (2a or 2b); use exact full name, do not omit, modify, or abbreviate any part of the Debtor's name; if any part of the individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here  and provide the Individual Debtor information in item 1C of the Financing Statement Addendum (Form UCC1Ad)

2a ORGANIZATION'S NAME				
OR	2b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

3 SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a ORGANIZATION'S NAME U S Small Business Administration				
OR	3b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
60 SEED Corporation 80 Dean Street	Taunton	MA	02780	USA

4 COLLATERAL This financing statement covers the following collateral:

All personal property and fixtures of Debtor now owned or hereafter acquired including but not limited to those items set forth on Exhibit I attached hereto.

Filed with Rhode Island Secretary of State

5 Check <u>only</u> if applicable and check <u>only one</u> box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative	
6a Check <u>only</u> if applicable and check <u>only one</u> box: <input type="checkbox"/> Public Finance Transaction <input type="checkbox"/> Manufactured Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	6b Check <u>only</u> if applicable and check <u>only one</u> box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing
7 ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignor/Consignee <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailor/Bailee <input type="checkbox"/> Licensee/Licensee	
8 OPTIONAL FILER REFERENCE DATA	

# UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9 NAME OF FIRST DEBTOR Same as the 1a or 1b on Financing Statement; if line 1b was left blank because individual Debtor name did not fit, check here

9a ORGANIZATION'S NAME	Stanco, LLC		
OR	9b INDIVIDUAL'S SURNAME		
	FIRST PERSONAL NAME		
	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10 DEBTOR'S NAME Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit on line 1a or 2b of the Financing Statement (Form UCC1); use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name; and enter the mailing address in line 10c

OR	10a ORGANIZATION'S NAME				
	10b INDIVIDUAL'S SURNAME				
	INDIVIDUAL'S FIRST PERSONAL NAME				
	INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)			SUFFIX	
10c MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY	

11  ADDITIONAL SECURED PARTY'S NAME or  ASSIGNOR SECURED PARTY'S NAME Provide only one name (11a or 11b)

OR	11a ORGANIZATION'S NAME	South Eastern Economic Development Corporation			
	11b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
11c MAILING ADDRESS	80 Dean Street	CITY	Taunton	STATE	MA
				POSTAL CODE	02780
				COUNTRY	USA

12 ADDITIONAL SPACE FOR ITEM 4 (Collateral)

13  This FINANCING STATEMENT is to be filed (for record; for recording) in the REAL ESTATE RECORDS (if applicable); 14 This FINANCING STATEMENT  covers money to be lent  covers as-extracted collateral  is filed as a future filing

15 Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest)	16 Description of real estate

17 MISCELLANEOUS

## Exhibit I

All buildings and improvements now or hereafter erected on such parcel of land, all easements and appurtenances, and all fixtures, machinery, equipment and other personal property of every kind, now or hereafter located in or upon or affixed to the parcel of land described on Exhibit "A" attached hereto or the buildings or improvements thereon, or any part thereof, and now or hereafter used or to be used in connection with any present or future operation of such parcel of land or the buildings or improvements thereon, and now owned or hereafter acquired by Mortgagor, including, without in any way limiting the generality of the foregoing: any and all (i) furnishings, fixtures, equipment, contracts, licenses, permits, interests, agreements, warranties, approvals, building materials and construction equipment, (ii) heating, lighting, incinerating, refrigerating, ventilating, air conditioning, air cooling, lifting, fire extinguishing, plumbing, cleaning, communications and power equipment and apparatus; (iii) gas, water and building electrical equipment; and (iv) elevators, escalators, switchboards, engines, motors, tanks, pumps, partitions, conduits, ducts and compressors, together with any renewals, replacements or additions thereto or substitutions therefor; it being understood and agreed that all such fixtures, machinery, apparatus, equipment and other personal property are a part of and are declared to be a portion of the security for the indebtedness hereby secured, whether physically attached to the improvements or not. Notwithstanding anything to the contrary herein, Collateral shall not include any consumer goods, equipment, farm products, inventory or any other personal property of the Borrower contained in the building subject to this Mortgage to the extent such building is located in a Special Flood Hazard Area.

## EXHIBIT A

That certain tract or parcel of land, with any buildings or improvements thereon, situated in the City of Cranston, County of Providence and State of Rhode Island, bounded and described as follows:

Beginning at a point in the easterly line of Goddard Drive at the northwesterly corner of land now or formerly of the State of Rhode Island, Department of Corrections and at the southwesterly corner of the parcel herein described;

Thence running northerly bounding westerly on said Goddard Drive sixteen and 08/100 (16.08) feet to the point of curvature of a curve having a radius of 538.327;

Thence continuing northerly bounding westerly on said Goddard Drive one hundred forty seven and 336/1000 (147.336) feet to the point of tangency of said curve;

Thence running still northerly bounding still westerly on said Goddard Drive ninety nine and 68/100 (99.68) feet to the point of curvature of a curve having a radius of 40.00 feet;

Thence running northerly and easterly, in the arc of said curve, and bounding westerly on said Goddard Drive and northerly on Slater Drive fifty nine and 438/1000 (59.438) feet to the point of compound curvature of said last described curve and another curve having a radius of 785.87 feet;

Thence running easterly, in the arc of said curve and bounding northerly on said Slater Drive one hundred fifty and 233/1000 (150.233) feet to a corner;

Thence running southerly in a line radial to the last mentioned curve and bounding easterly in part on land now or formerly of Martin Pulner and in part on land now or formerly of Domenic Celani, et als, four hundred thirty five and 842/1000 (435.842) feet to a corner;

Thence turning an interior angle of  $58^{\circ} - 30' - 12''$  and running westerly bounding southerly on said land of the State of Rhode Island, Department of Corrections three hundred forty and 00/100 (340.00) feet to the point of beginning and containing 1.99 acres of land, more or less.

Said last course forming an interior angle of  $90^{\circ}$  with said first course.

Said parcel is further identified as lot numbered 17 on that plat entitled "Waterman Engineering Co. Engineers East Providence, Rhode Island Howard Development Corporation Howard Industrial Park Phase II Cranston Rhode Island Lot Layout Plan Sheet No. 2 August 1, 1981".

Being the same premises conveyed to Stanco, LLC by deed of Roan Realty, LLC dated October 1, 2018, recorded with the Land Evidence Records of the City of Cranston in Book 5699, Page 38.

Subject to Declaration of Protective Controls dated July 1, 1985 and recorded in Book 527 at Page 554.